

# MAINE STATE LEGISLATURE

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# 122nd MAINE LEGISLATURE

## FIRST REGULAR SESSION-2005

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Legislative Document

No. 780

H.P. 557

House of Representatives, February 15, 2005

### **An Act To Allow a Landlord To Discover Whether Sewer and Water Bills Have Been Paid**

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Reference to the Committee on Judiciary suggested and ordered printed.

*Millicent M. MacFarland*  
MILLICENT M. MacFARLAND  
Clerk

Presented by Representative GLYNN of South Portland.

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**Be it enacted by the People of the State of Maine as follows:**

**Sec. 1. 30-A MRSA §3406-A** is enacted to read:

**§3406-A. Landlord access to tenant bill payment information**

If a tenant is billed for municipal sewer service provided to property rented by the tenant and the property is subject to a municipal lien to secure payment for that service, the municipality shall provide to the landlord, on request of the landlord, the current status of the tenant's sewer service account, including any amounts due or overdue.

**Sec. 2. 35-A MRSA §6111-A** is enacted to read:

**§6111-A. Landlord access to tenant bill payment information**

If a tenant is billed for water utility service to property rented by the tenant and the property is subject to a water utility lien to secure payment for that water service, the utility shall provide to the landlord, on request of the landlord, the current status of the tenant's account, including any amounts due or overdue.

**Sec. 3. 38 MRSA §1207-A** is enacted to read:

**§1207-A. Landlord access to tenant bill payment information**

If a tenant is billed for sewer service to property rented by the tenant and the property is subject to a sanitary district lien to secure payment for that service, the sanitary district shall provide to the landlord, on request of the landlord, the current status of the tenant's account, including any amounts due or overdue.

**Sec. 4. 38 MRSA §1252, sub-§11** is enacted to read:

**11. Landlord access to tenant bill payment information.** If a tenant is billed for sewer service to property rented by the tenant and the property is subject to a sewer district lien to secure payment for that service, the sewer district shall provide to the landlord, on request of the landlord, the current status of the tenant's account, including any amounts due or overdue.

**SUMMARY**

This bill provides that if a tenant is billed for water or sewer service to the property rented by the tenant and the property is subject to a lien to secure payment for that service,

2 the landlord is entitled to information on the current status of the tenant's water or sewer service account, including any amounts due or overdue.